FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,551.34

Howard E. Jones Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 19 85

Grace M. Floyd
Notary Public

MY COMMISSION EXPIRES: 4/21/85
(AFFIX SEAL)

BOOK 6546 PAGE 779

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard E. Jones Jr. (NAME)	Homestead Savings (NAME)	Map 91-8
3911 Augusta Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 6008 (STREET ADDRESS)	Par. 118
Nashville, TN 37207 (CITY) (STATE) (P O ZIP)	Millbrae, CA 94030 (CITY) (STATE) (ZIP)	11W-6100

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mose A. Farmer and wife, Edwina Farmer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard Jones Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 16 on the Map of Subdivision of Lots 25 and 26 of the County Lands, being part of Lot 42, Clifton Plan, as of record in Book 161, page 169, Register's Office for Davidson County, Tennessee. to which plan reference is made for a more complete description.

BEING the same property conveyed to Mose A. Farmer and wife, Edwina Farmer from Howard E. Jones and wife, Barbara J. Jones of record in Book 6419, page 735, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the mortgage held by Homestead Savings of record in Book 6419, page 738, said Register's Office. The escrow account and insurance to be transferred to Grantee.

THIS conveyance subject to such easements, setback lines, and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 1012 40th Avenue North Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this 30 day of April, 19 85

x Mose A. Farmer
Mose A. Farmer

x Edwina F. Farmer
Edwina Farmer

3578

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Mose A. Farmer and Edwina Farmer

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April 19 85

Commission expires March 8, 1989

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

J011116

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

MAY 2 9 59 AM '85

DAVIDSON COUNTY, TN

Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

29551.34- CAMT.
76.96 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 83.46-
3578A05/02/85 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 1 1 6

T
IDENTIF. REFERENCE

MAY 2 9 59 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 130374